



Neighborhood and Community Development Committee

Standing Committee Meeting Agenda

Monday, August 20, 2018

5:00 PM

Location:

Municipal Office Building
701 N 7th Street
Kansas City, Kansas 66101
5th Floor Conference Room (Suite 515)

Name

Absent

Commissioner Brian McKiernan, Chair

☐

Commissioner Tom Burroughs

☐

Commissioner Gayle E. Townsend

☐

Commissioner Ann Brandau-Murguia

☐

Commissioner James Walters

☐

I. Call to Order/Roll Call

II. Revisions to August 20, 2018 Agenda

III. Approval of standing committee minutes from June 4, 2018.

IV. Committee Agenda

Item No. 1 - LAND BANK BUSINESS

Synopsis: Communication requesting consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval.

Applications for yard extension, unless noted otherwise

1710 State Ave. - Miguel Morales

4218 Orville Ave. - Maria Cervantes

2066 Springfield Blvd. - Jeanne Johnson

1108 Greeley Ave. - Rene Ojeda

1217 Georgia Ave. - Jovan Ledbetter

1052 Barnett Ave. - Joseph Sajiv

1873 N. 27th St. - Ioan Porta

259 S. Bethany St. - Jose Ordaz

2569 Cissna St. - Deborah Cunningham

1045 Waverly Ave. - Yvonne Porter

1334 Rowland Ave. - Teola Tillman

1223 Haskell Ave. - Christopher Connor

714 N. 10th St. - Mario Jimenez

710 N. 10th St. - Mario Jimenez, property acquisition
3443 N. 33rd St. - James Jackson, property acquisition
1959 Garfield Ave. - Phillip Fracul, property acquisition
3706 N. 37th St. - Albert Walker, property acquisition
610 Quindaro Blvd. - Paula Howard, property acquisition
1708 Walker Ave. - Kenia Cruz, property acquisition
4315 Ann Ave. - Jeffrey Bowker, property acquisition

Transfer to Land Bank

3815 Strong Ave. - Argentine Neighborhood Development Association (ANDA)
(Property has a large drainage ditch which covers about half of the property so it is not suitable for development. Work was to be done to the property by the city which would allow development of the property. ANDA would like to transfer this property to the Land Bank until this work can be completed.)

Donations to Land Bank (vacant lots), applicants indicated unable to maintain property to UG standards, unless noted otherwise

3100 Haskell Ave. - Henderson-Davis Holdings, LLC
912 New Jersey Ave. - Jura Williams
710 N. 78th St. - Mary Ellen Fielden, hoped for development in the area and selling it; doesn't believe a developer purchasing it will happen
3608 Garfield Ave. - Peggy Graham
1018 Washington Blvd. - Rachel Rozell, thought property was going to tax sale/Land Bank, no longer wants property
1028 Richmond Ave. - Rachel Rozell, thought property was going to tax sale/Land Bank, no longer wants property
2500 Park Dr. - Joseph Reyes

Tracking #: 18349

Item No. 2 - UPDATE: LAND BANK REHAB PROGRAM

Synopsis: Update on the Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager.

For information only.

Tracking #: 18350

V. Public Agenda

VI. Adjourn

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, June 4, 2018**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, June 4, 2018, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend, and Walters. Commissioner Murguia was absent. The following officials were also in attendance: Gordon Criswell and Melissa Sieben, Assistant County Administrators; Patrick Waters, Senior Attorney; Tib Laughlin, Director of General Services; Erin Downing, Demolition Coordinator; Chris Slaughter, Land Bank Manager; and Officer Jacob Dent, Sergeant-At-Arms.

Chairman McKiernan called the meeting to order. Roll call was taken and members were present as shown above.

Approval of standing committee minutes from April 9, 2018 meeting. **On motion of Commissioner Burroughs, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

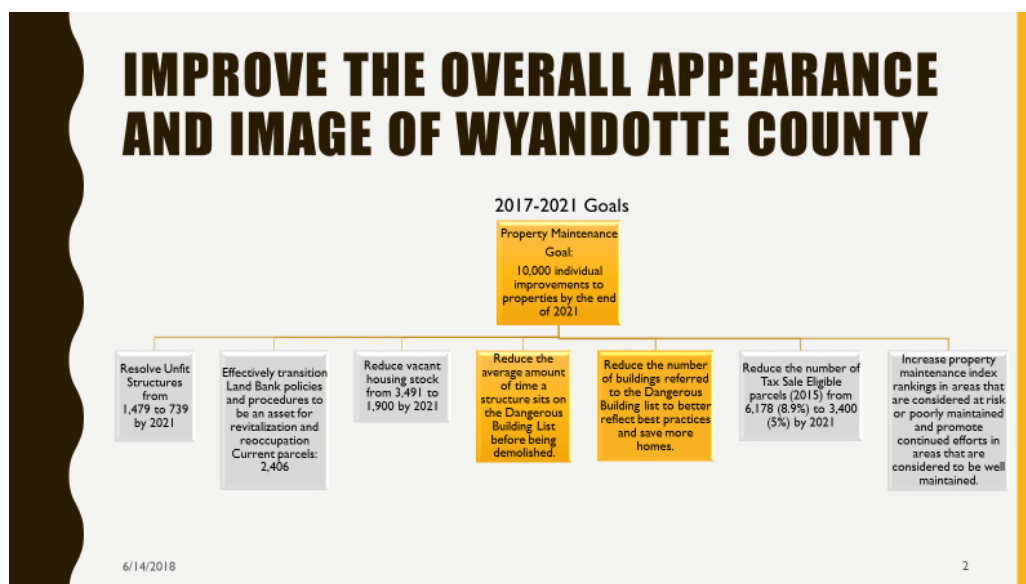
Committee Agenda:

Item No. 1 – 18252...UPDATE: DANGEROUS BUILDING LIST PROCESS

Synopsis: Updated process maps for dangerous building referral, review, and prioritization, a multi-department SOAR initiative to update the demolition process to reflect best practices and current realities, submitted by Tib Laughlin, Director of General Services.



Tib Laughlin, Director of General Services, said we're here tonight to tell you a story about hope and danger, a story of our Dangerous Building List.



I'm sure everyone will recall fondly this next slide, our overarching goals for SOAR. Those goals include making the community safer by removing dangerous structures faster and smarter. We would like to clarify those goals to reflect exactly that, resolving dangerous structures. But that's not all that's on our Demo List.

June 4, 2018

Pre-SOAR Inter Departmental efforts



DEMOLITION: THE PAST AND BEYOND

What is the next step to reverse the decades long slide that has lead to:

- 200+ structure on the Demo List?
- NRC working in a relative isolation?
- Some structures on the D List for years?

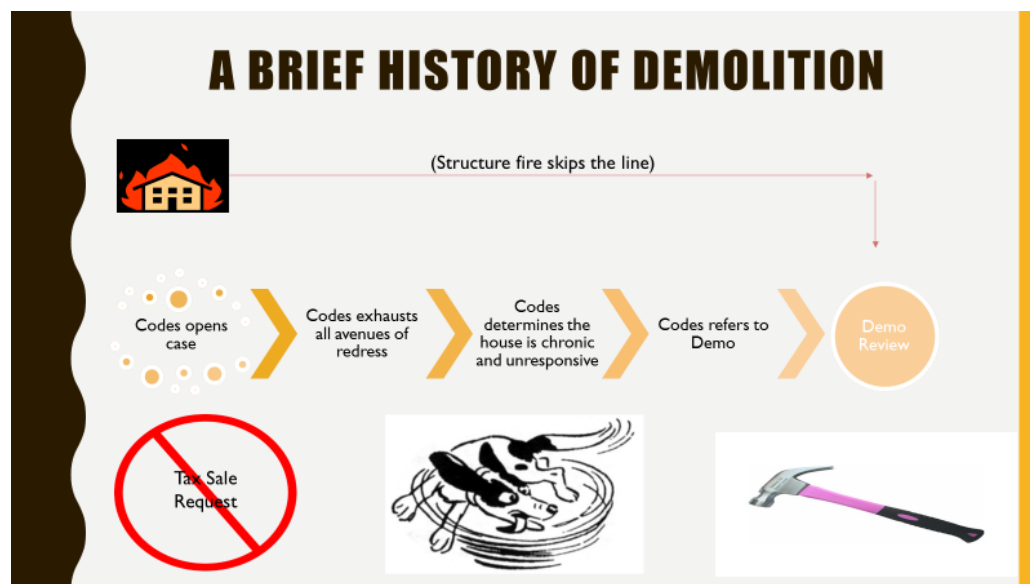
What do we do to move forward?

- ✓ Money
- ✓ Teamwork
- Process improvement

The list we have today comes to us as a result of an outdated pre-SOAR process. Like many UG functions, it had not yet been reconciled to the reality of a truly Unified City/County Government. When we started SOAR, 22 departments told us on a very cold day at the lake that they felt that they were working in isolation, practically by themselves, to address blight and vacancy.

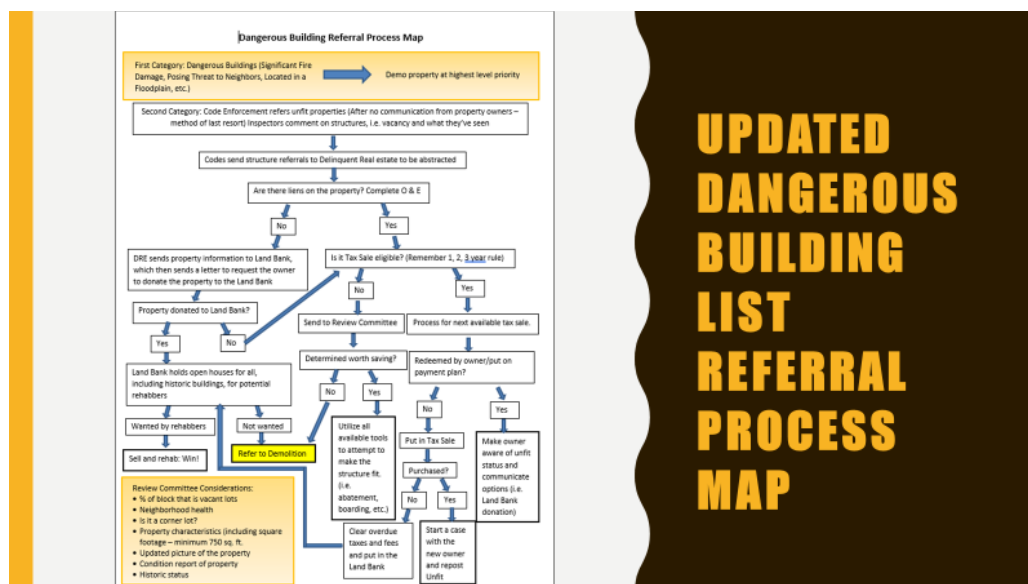
Since that time, we've corrected that. Silos are vanishing from our cultural landscape and truly integrated teamwork is now how we do business. The question is what do we do to move forward from this old days. How do we move forward on our Dangerous Building list?

First, money. We've done that. Second, teamwork. We've got that in spades. Third is process improvement. That's what this presentation is about tonight.



A brief history of demolition. It was in the hands of Code Enforcement to solve almost everything to do with housing. Anything to do with property issues was left to Codes. They worked largely in a vacuum. Working alone, they had very few options at their disposal. They could try and send things to the tax sale, but that was a crapshoot. You never knew when it would get to the tax sale, if it was being processed for the tax sale, what the outcome was when it went to the tax sale. God forbid you get an email back telling you the outcome if it actually made it to a sale.

Basically, Codes spent a lot of time chasing its tail. When they had no other option, they referred those houses that were out of options to demolition. When you have only one tool, and it's a hammer, everything starts to look like a nail.



Today's modern process looks like this. We have easy communication. We have options. We have teamwork. We have common goals. The process has shifted, and this is the new map that reflects the new reality. Now, we could talk for an hour about this engaging map, or we could break it down.



Basically, our Demolition List as we used to call it, includes two kinds of buildings. There are the dangerous buildings, the actual fire damaged buildings, buildings that are a danger to themselves, to someone, to other property, to a right-of-way. Then there are homes that are on there because they are simply out of options.

Any of these two kinds of houses may have made it to the list either as a referral from another department, from a resident, from a commissioner, or through a very long Codes process that's exhausted all the other options.



The dangerous buildings are pretty easy to understand: fire, tornado. Everybody look at the middle picture. There may be a little pair of red shoes under there.

Those dangerous buildings will continue to get exactly the same loving, tender attention from Erin that she has always striven to provide. They will get fast, courteous service.

CHRONIC, VACANT, UNRESPONSIVE, REFERRED

	Dangerous	• Demo ASAP
	Tax Sale Eligible?	• Work for next Tax Sale
	Donation Eligible?	• Solicit donation to Land Bank

6/14/2018

Note: All owner based fixes have failed to stabilize the structure

8

June 4, 2018

The more complex buildings are those chronic problems: vacant, unresponsive. They've been referred through one of several processes. They've been a continual problem. They're a combination of problems. We can't sort those problems out nearly as easily. Many of them ended up in demolition out of frustration.

We have had the tool for a very long time to ask people to simply donate a house if it becomes a big enough problem and they can't manage it. We almost never use that tool. That's a relatively simple process. We will be aggressively using that tool on those homes that are not tax sale eligible. Even if they are tax sale eligible, we'll ask them first if they'd like to donate.

If they are tax sale eligible, we will work every one of those up for the next available tax sale. We will give the marketplace an opportunity to vote on the fate of that house. If it's a frustration, it may be that the marketplace can intervene and salvage that house.

The new process gives each home that is non-dangerous two new bites at the apple, two new opportunities for interventions to salvage that home.

Now, there are risks to this process. There's a delay while the house goes through the process. Some staff are very concerned that well-meaning buyers at the tax sale may find themselves burdened beyond their financial means and abandon the parcel that they recently purchased at auction.

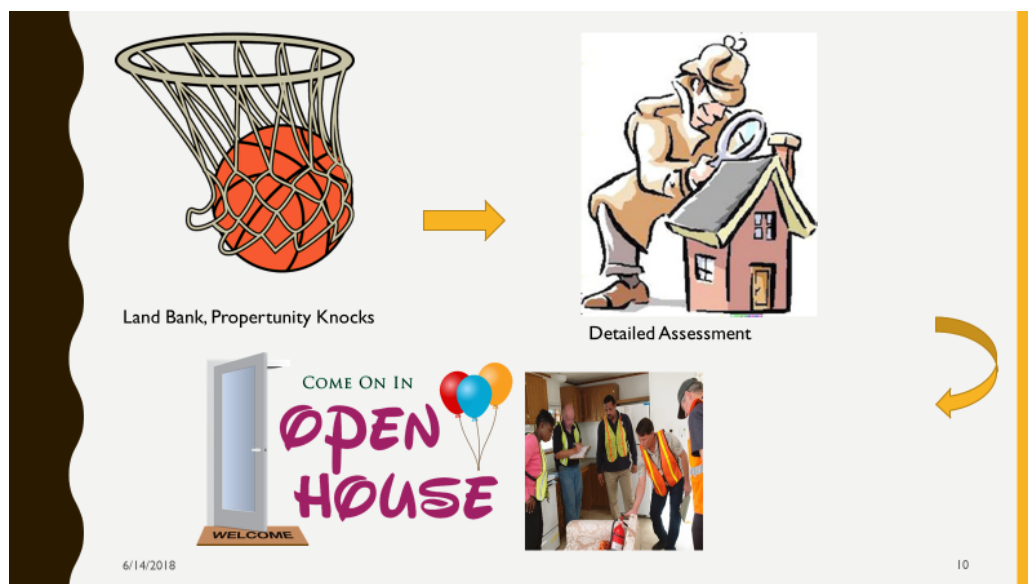
On the other hand, there is the advantage that every non-dangerous structure gets those two new bites at the apple and the chance to go from vacant to vibrant that it hasn't had in the past.



Now, if it goes to the tax sale, there are the usual outcomes. I have to clarify that, due to our legal policy, we do not disclose anything about the history of a structure at the time of the tax sale. After the sale, we have Codes staff on hand to make contact with the new buyers and give them a full briefing on the history and status of their new property.

We've been doing that for the past year and buyers report very favorable results. They very much like getting the full briefing on what's going on. We engage with them right out of the gate so they knew our expectations. We know their plans and we communicate, another thing we hadn't tried doing before. We work with the new owner and we will monitor how they proceed, whether they're a good neighbor or a bad actor, we'll be there for them every step of the way.

Of course, we expect a higher number of these houses than usual are going to end up as no sales. After all, these are houses that have been sitting for some time as a rule. They've had a long history. They may be less marketable than our existing inventory.



Whether by donation or through the tax sale, when they end up at the Land Bank they'll get a full assessment which includes the same factors that were formerly covered in the demolition referral. Now, to be clear, if at that point the assessment says the house is unstable or dangerous, it'll move immediately back to the Dangerous Building List. If it's not, it will be boarded, secured, and prepped for the open house process for Property Knocks, our rehab program.

Our pool of licensed and insured rehabbers will get a chance to tour each house and bid on the project. Chris Slaughter will have more exciting details on the current success of that program following this episode, so stay tuned.

IF THE HOUSE SELLS TO A REHABBER WE WIN!

PROPERTUNITY KNOCKED!

- Rehabber takes on project
- High standards
- Short time line
- Permitted, insured, inspected



NO INTEREST TRIGGERS AN IN DEPTH REVIEW

- % of block already demoed
- Visibility
- Historic environs
- Market conditions
- Land Bank Assessment of structure



6/14/2018 11

If the house sells, we win. To recap, if we find a partner, we win. We have a fully permitted, insured, inspected process for the project and a very short turnaround to take that house from the state it was in to get it back on the tax rolls.

It's if the building fails to generate any rehabber interest, that we trigger our detailed review. Remember, many of these houses would have gone straight to the old Demo List for being mathematically unsound. That is if you had to pay market rate to have the work done on the house, there's no way you could recover your investment. These properties have been in the market twice now. They failed at the tax sale. They failed at Propertunity Knocks at an open house.

REVIEW TEAM

TEAM	OPTIONS
• Planning and Zoning • NRC, Codes, Dangerous Buildings • General Services, DRE • Economic Development, Land Bank, Urban Renewal • Knowledge	• Critical structures will get more targeted effort to engage a rehabber • Marginal structures will be stabilized against potential future interest • Unviable structures will be referred to the Dangerous Building Coordinator for demolition.

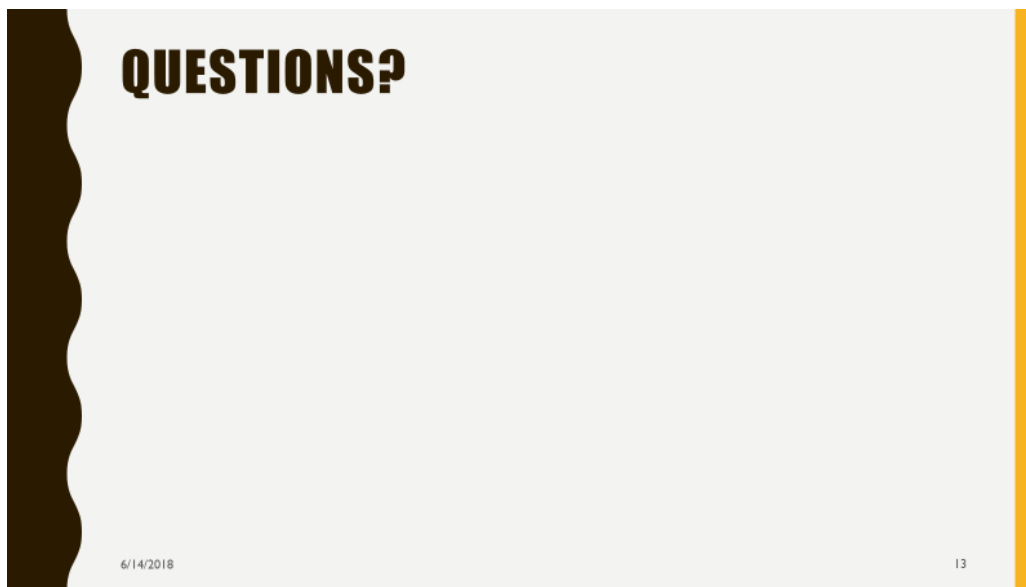
6/14/2018
12

Our top-flight review team, volunteers one and all, eager to review these houses, will then look at those houses that didn't generate interest. Critical structures will get a more targeted effort to re-engage rehabbers. By critical, we mean is it the first house on it's block to be demolished. That first house to go makes a huge difference to the future of that block. That has far more impact than the eighth house or the twelfth house or the last house on that block to be knocked down.

Is it a highly visible site? Is it historically significant in itself? Are there factors that merit us trying even harder to go back with our rehabbers and say take another look at this. We'll work a harder deal. We'll find a lower bottom line. We will look at a way to try and salvage those. We will exhaust every option before we refer these back to our out-of-options list.

In this new process, there are two more opportunities for the marketplace and a third opportunity on high value buildings to intervene and take them back from being a vacant space to a vibrant place.

I would like to point out that I inadvertently left Parks off our list of our review team.



Questions?

Chairman McKiernan said not a question, I'll just make a comment. I certainly appreciate the update on a process that appears to be having more and more success all the time in terms of either getting a timely demolition for a necessary structure or, in the case of Mr. Slaughter's, well I guess everyone's, rehab program. We're up to 16 houses so far this year, or so far in the history of the program I think. 13, so still that's 13 more than we would have ever contemplated having done in the past. I appreciate this outlining of the process and the fact that it really does breakdown those silos and that the success of this process absolutely depends on the working together of so many departments and so many employees from those different departments.

Does any other member of the Committee have questions?

Commissioner Townsend said I, too, appreciate this presentation.

I want to go back to the slide entitled “Chronic, Vacant, Unresponsive, Referred.” I like the idea, Mr. Laughlin, of your vacant to vibrant, the donation eligible.

As I understand this, if we have something that was a tax sale eligible or it appears that the owners of record are challenged with upkeep, we can go to them and suggest that they donate this property? **Mr. Laughlin** said we have the capacity to accept donations in the Land Bank. Recent, historic events have shown us that there are some people who will donate their home just because it's not their home of residence. It's this home that they've inherited or come into by some means and it is just a tax burden. They don't have the means to keep it up. They just want to get out from under. That is not a tool we have very often used.

Commissioner Townsend said since you mentioned quite often it's a burden to them already, I guess in situations we are not going to require them to handle back taxes. **Mr. Laughlin** said we will, obviously, first try and collect the back taxes. If they have no objection, we can put it through the tax sale in which case it may sell and sell for more than what they own, in which case they get the overage. That would be our first recommendation to them because they stand to profit from that.

It's the tax current people who have been struggling to pay their bill, or who are just starting to fall behind and are years away from being tax sale eligible, who are the primary target for a donation situation.

Commissioner Townsend said you just hit the nail on the head, that was the question. What is the threshold? What, or who, are we looking at as possibly prime? **Mr. Laughlin** said the prime candidates for this are not tax sale eligible. They're years away from getting to the point where we can put them in the tax sale through the legal process. Before their house starts deteriorating, we are tired of waiting until the house is falling down, falling in on itself before we intervene. Many people know years before that point that they've given up on it, that they don't have the resources to maintain it, and would just like to get out from underneath. They don't have any idea they can do that.

Commissioner Townsend asked the houses that would be most eligible are going to come up on our radar through Codes. They're being always processed through Codes. How are we going to be made aware of this group that might be donation eligible? They're years away, as you said, from tax sale eligibility. **Mr. Laughlin** said, frankly, I suspect that the biggest source of our

identifying those homes will be our Vacancy Registry. These are not people's primary residence. This isn't where they live. This is someplace they've been maintaining.

Commissioner Townsend said the other thing I wanted to hear a little bit more about that you mentioned was the impact of the first house in an area to go. I'm thinking maybe we've been calling about something, or a neighbor's been calling about something, they want this house to go. Why is that a bad thing? **Mr. Laughlin** said they may think they want that house to go, but if that's the first house on their block to go, there's a domino effect. Once we demolish one, the fact that we may be back to demolish a second, a third, a fourth, that starts the slide on that block. If we can intervene and rehab that house and bring it back up to current standards, we are far better off than we are knocking that house down.

If you drive through a neighborhood and every house is there, and then one house has this really big yard, it breaks the continuity. It breaks the feel of that neighborhood. People realize, whether conscientiously or not, that this is no longer an intact neighborhood. Studies and literature have shown that once you start, it's hard to stop. The place to stop is before that first one goes.

Our first successful rehab was the first house on it's block that would have had to go. It had a hole in the roof and the neighbors wanted it to go. It's the first house we treated like inventory. We tarped that hole. We boarded the house. We found a rehabber. We turned it around and it's the nicest house on its block now.

Chairman McKiernan asked any other comments or questions from the Committee. The only request that I would have is, and this kind of came up at our SOAR update, the quarterly update, is that as we move through this process and we figure out what we're going to need in terms of department resources to accomplish all of our objectives in here, just be sure that you alert us as early as possible in the budgeting process so that we can do our best to put resources into place to help with this process because ultimately it helps our neighborhoods. **Mr. Laughlin** said we will do our very best to do that, Commissioner.

Item No. 2 – 18285...LAND BANK BUSINESS

Synopsis: Communication requesting consideration of the following Land Bank items, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval.



Chris Slaughter, Land Bank Manager, said we have a full agenda for you tonight and we will touch — we do have some donation requests since we passed some policy changes. We'll kind of touch on maybe some of the things that were just highlighted in the presentation.

I will say, in your packets for the “Transfer to” there were three properties listed for Habitat. Those were inadvertently put in that section and they will be presented tonight in the “Transfer from.” I do apologize for that. I was unable to hit review when this stuff was discussed. The three for Habitat will not be transferred to the Land Bank. They will be transferred out of the Land Bank. That'll be the request tonight.

Transfers to Land Bank

3850 Bell Crossing Dr. - City of Kansas, City, KS (Land Bank has received application from adjacent property owner.)

829 Everett Av. - Unified Government (Property will be included in an upcoming project.)

830 Washington Blvd. - Unified Government (Property will be included in an upcoming project.)

3008, 3012 and 3016 N. 30th St. - Habitat for Humanity of Kansas City (Habitat has been approved for HOME funds to build two new homes on the requested parcels.)

June 4, 2018

TRANSFERS TO THE LAND BANK

- ▶ 3850 Bell Crossing Dr – City of Kansas City, KS
- ▶ 829 Everett Ave – Unified Government
- ▶ 830 Washington Blvd – Unified Government

We have three transfers to the Land Bank. 3850 Bell Crossing Drive. It's currently in the City of KCK's name. This is one we touched back in April, Commissioner Townsend, so it's brought back. 829 Everett and 830 Washington Boulevard are currently in the possession of the Unified Government.

TRANSFERS TO THE LAND BANK

3850 BELL CROSSING DR – CITY OF KANSAS CITY, KS

- ▶ Applicant owns 3860 Bell Crossing Dr
- ▶ Applicant has agreed to:
 - ▶ Maintain ROW
 - ▶ Both properties zoned AG
 - ▶ Properties must be AG before combining
- ▶ Plans are for livestock, youth learning & to preserve wildlife/grasses



3850 Bell Crossing Drive, we have an application also tonight for the owner at 3860 Bell. The applicant, again as we mentioned back in April, has agreed to maintain the right-of-way which as

June 4, 2018

you can see is located through here. Both the properties are currently zoned agriculture. I'm sorry, the process will be to get both of them combined to agriculture. Part of the request to the applicant would be that they both have to be agriculture before she can combine them. That's just kind of how everything works. Again, her plans are for livestock, a youth learning program and to just preserve the natural habitat that's there.



Then we have 829 Everett, which is this property to the north, and 831 Washington Boulevard. They're both currently in the Douglas/Sumner neighborhood. This is being assembled in the Land Bank's name. As you can see there's various properties, we have multiple properties in Douglas/Sumner. As for tonight, we're just going to state that it's being assembled for part of the neighborhood quality of life plan.

**WYANDOTTE COUNTY LAND BANK
APPLICATIONS**

**REQUESTING APPROVAL
OF THE TRANSFER REQUESTS
& TO FORWARD THEM TO THE
LAND BANK BOARD OF
TRUSTEES FOR FINAL APPROVAL**

Those are the three on the ask tonight to approve the transfer request and have those forwarded to the Board of Trustees for final approval.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Walters, to approve the three transfers as presented.** Roll call was taken and there were four “Ayes,” Walters, Townsend, Burroughs, McKiernan.

Applications

3850 Bell Crossing Dr. - Olivia Moore, property acquisition
1728 S. 12th St. - Stephanie Petralie, property acquisition
2912 N. 5th St. - Charlie Sessoms, property acquisition
1127 Richmond Ave. - Marie Benitez, yard extension
901 Cleveland Ave. - Oscar Gonzales, yard extension
2108 N. 12th St. - Flor Herrera, yard extension
1140 Lafayette Ave. - Franklin Bryant, yard extension
2406 N. 12th St. - Victoria Owen, yard extension
614 Quindaro Blvd. - Paula Howard, yard extension

June 4, 2018

WYANDOTTE COUNTY LAND BANK APPLICATIONS

- ▶ 9 Applications
 - ▶ 3 – Property Acquisitions
 - ▶ 6 –Yard Extensions

All applicants are current on their taxes
and have no Code Violations

Mr. Slaughter said next, we have nine applications, three property acquisitions, and six yard extensions. All applicants are current on their taxes and have no open Code violations.

PROPERTY ACQUISITION – 3850 BELL CROSSING DR
OLIVIA MOORE – 3860 BELL CROSSING DR



One of the properties we just discussed, 3850 Bell Crossing, and 3860 is the property right here.

PROPERTY ACQUISITION – 1728 S 12TH ST
STEPHANIE PETRALIE – 1202 LAWRENCE AVE



1728 S. 12th Street, which is located here, and the applicant is at 1202 Lawrence.

PROPERTY ACQUISITION – 2912 N 5TH ST
CHARLIE SESSOMS – 2904 N 5TH ST



2912 N. 5th Street, it's this property right here, and the applicant owns these two properties. I will state, again, that this is a vacant lot to a vacant lot. That's why we're doing it as a property acquisition instead of yard extension.

June 4, 2018

YARD EXTENSION – 1127 RICHMOND AVE
MARIA BENITEZ – 1125 RICHMOND AVE



Yard extensions, we have 1127 Richmond. The applicant is here at 1125.

YARD EXTENSION – 901 CLEVELAND AVE
OSCAR GONZALES – 913 CLEVELAND AVE



901 Cleveland and the applicant lives at 913 Cleveland.

June 4, 2018

YARD EXTENSION – 2108 N 12TH ST
FLOR HERRERA – 2106 N 12TH ST



2108 N. 12th, the applicant at 2106.

YARD EXTENSION – 1140 LAFAYETTE AVE
FRANKLIN BRYANT – 2101 N 12TH ST



1140 Lafayette, the applicant is here at 2101 N. 12th.

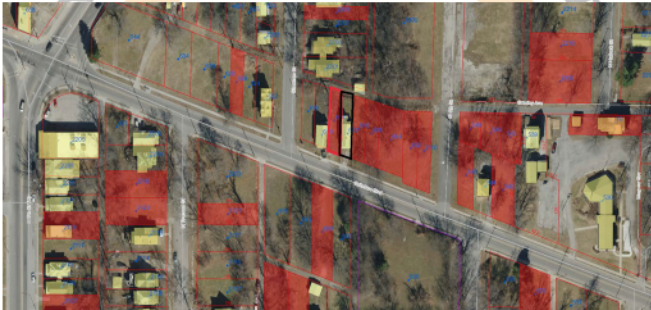
June 4, 2018

YARD EXTENSION – 2406 N 12TH ST
VICTORIA OWEN – 2414 N 12TH ST



2406 N. 12th, with the applicant at 2414.

YARD EXTENSION – 614 QUINDARO BLVD
PAULA HOWARD – 612 QUINDARO BLVD



614 Quindaro, the applicant lives at 612 Quindaro.

June 4, 2018

**WYANDOTTE COUNTY LAND BANK
APPLICATIONS**

**REQUESTING APPROVAL
OF THE APPLICATION REQUESTS
& TO FORWARD THEM TO THE
LAND BANK BOARD OF
TRUSTEES FOR FINAL APPROVAL**

Again, the request is for those to be approved and forwarded to the Board for final approval.

Commissioner Townsend said I just want to comment on Ms. Olivia Moore's application. I guess it was maybe about two month's ago in the meeting that I had asked for more information. I talked with Planning and Zoning, Mr. Slaughter's office, and Ms. Moore. All the questions that I had were answered about the intended purpose. Indeed, she filled me in on what she's currently doing to help students and others in the Kansas City Kansas School District with helping them become familiar with animal husbandry and other things that would benefit the school kids and hopes to expand that program. I am endorsing this application.

She has also told me she has the approval or cooperation of neighbors in the area. I had some concern about one in particular. All that's been taken care of. I wanted to close the loop on the record for Ms. Moore.

Mr. Slaughter said if I could just add, I forgot to mention, the Land Bank Advisory Board also was very supportive, especially CABA. They had some very nice things to say about Ms. Moore and the programs that she's already doing. They were very supportive of this.

Commissioner Townsend said thank Ms. Moore for her indulgence. I wanted to bring it back earlier, but it took a little bit longer than I thought. Thank her for her indulgence with this and wish her luck.

Action: Commissioner Townsend made a motion, seconded by Commissioner Walters, to approve. Roll call was taken and there were four “Ayes,” Walters, Townsend, Burroughs, McKiernan.

Transfers from Land Bank

2901 Lake Ave. to Unified Government (Property was transferred to Land Bank to have delinquent taxes abated. Property is also part of the Mission Cliffs TIF.)

(Recipients are rehabbing Land Bank houses at addresses noted in parenthesis. Properties to be conveyed after rehab has passed both the City’s and Land Bank’s final inspections.)

3040 Cissna St. to Bright Solutions, LLC (3028 Cissna St.)

819 Ohio Ave. to Pillar KC, LLC (817 Ohio Ave.)

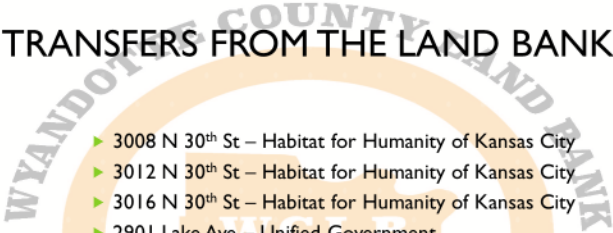
823 Ohio Ave. to Pillar KC, LLC (817 Ohio Ave.)

3520 Ohio Ave. to Carlson Custom Homes, LLC (3532 Ohio Ave.)

2942 N. 16th St. to Priority One Residential Homes, LLC (2940 N. 16th St.)

1831 N. 29th St. to M & K Repair (1833 N. 29th St.)

TRANSFERS FROM THE LAND BANK

- 
- ▶ 3008 N 30th St – Habitat for Humanity of Kansas City
 - ▶ 3012 N 30th St – Habitat for Humanity of Kansas City
 - ▶ 3016 N 30th St – Habitat for Humanity of Kansas City
 - ▶ 2901 Lake Ave – Unified Government
 - ▶ 3040 Cissna St – Bright Solutions, LLC
 - ▶ 819 Ohio Ave – Pillar KC, LLC
 - ▶ 823 Ohio Ave – Pillar KC, LLC
 - ▶ 3520 Ohio Ave – Carlson Custom Homes, LLC
 - ▶ 2942 N 16th St – Priority One Residential Homes, LLC
 - ▶ 1831 N 29th St – M & K Repairs
- 

Mr. Slaughter said next, we’re going to talk about transfers from the Land Bank. As you can see, we have quite a few.

TRANSFERS FROM THE LAND BANK

3008, 3012 & 3016 N 30TH ST – HABITAT FOR HUMANITY OF KANSAS CITY

- ▶ Awarded HOME funds to build two Single Family Homes



First, we'll talk about 3008, 3012, and 3016 N. 30th. It's highlighted right here. These will be transferred, if approved, to Habitat for Humanity of Kansas City. They've been awarded HOME funds and their plan is to build two single-family houses on the lots.

TRANSFERS FROM THE LAND BANK

2901 LAKE AVE – UNIFIED GOVERNMENT

- ▶ Property is in the Mission Cliffs TIF
- ▶ Property was transferred to Land Bank in 2016 to abate delinquent taxes



Next, 2901 Lake Avenue. This would go back to Unified Government. It is a part of the Mission Cliffs TIF. Really, the only reason the Land Bank had it was to abate taxes back in 2016. We do, periodically, get a lot of inquiries about this property, but with the ramifications of being in the TIF District, we feel it's better to just put it back in the Unified Government's hands, or at least that's our recommendation.

June 4, 2018

TRANSFERS FROM LAND BANK REHAB PROGRAM

- ▶ Land Bank vacant lots that are next to houses currently being rehabbed
- ▶ Property(s) will not be deeded to rehabber until house has passed both City & Land Bank final inspection

The rest are vacant lots that are next to our houses that are currently being rehabbed. Just, again, wanted to point out that if approved, they will not take ownership until they've passed both the City and the Land Bank final inspections. Then we'll just deed the property and the house to them at the end.

TRANSFERS FROM THE LAND BANK 3040 CISSNA ST – BRIGHT SOLUTIONS, LLC



With that, we have 3040 Cissna. There's the rehab house at 3028.

June 4, 2018

TRANSFERS FROM THE LAND BANK
819 & 823 OHIO AVE – PILLAR KC, LLC



817 Ohio, we have two properties right here at 819 and 823 Ohio Avenue.

TRANSFERS FROM THE LAND BANK
3520 OHIO AVE – CARLSON CUSTOM HOMES, LLC

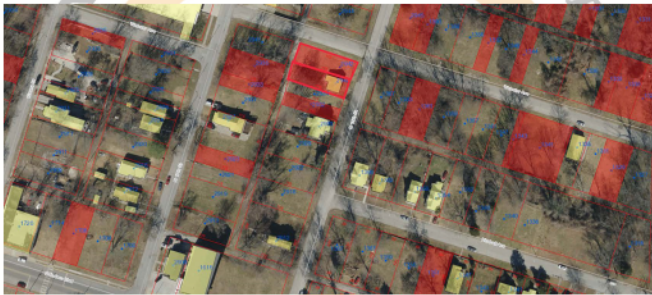


3520 Ohio, the address here has lost me, but that's the rehab house.

June 4, 2018

TRANSFERS FROM THE LAND BANK

2942 N 16TH ST – PRIORITY ONE RESIDENTIAL HOMES, LLC



2942 N. 16th Street, the address of the house is 2940. I will point out, later we'll talk about this property here as a finished rehab.

TRANSFERS FROM THE LAND BANK

1831 N 29TH ST – M & K REPAIRS



1831 N. 29th, and I apologize again, the address is escaping me.

June 4, 2018

**WYANDOTTE COUNTY LAND BANK
TRANSFERS FROM LAND BANK**

**REQUESTING APPROVAL
OF THE TRANSFER REQUESTS
& TO FORWARD THEM TO THE
LAND BANK BOARD OF
TRUSTEES FOR FINAL APPROVAL**



Those are the requests to transfer property out of the Land Bank. If approved, we'd forward them on to the Board for final approval.

Commissioner Walters asked could you explain, again, the 2901 transfer from Land Bank to the UG, why we're transferring out of the Land Bank.

Mr. Slaughter said I feel that eventually this would be a property that we would have to get, probably — I'm not the expert on TIF and TIF-related transactions. I know everybody in our Economic Development Department is. My recommendation is that we go ahead and move it into the Unified Government's name. It's probably more of a natural transition to whatever would happen to it if it ends up being developed, or if it ends up being added to existing parcels in the Mission Cliffs TIF. That's really my recommendation why. That's really about as simple as that.

Chairman McKiernan asked it gives us a little bit more flexibility, or more options in terms of if an opportunity does present itself, the Unified Government can move faster without it being in the Land Bank. **Mr. Slaughter** said well, you know, most Land Bank property that a developer would take in a TIF area or a development area would eventually be transferred over to probably the Unified Government as part of that development agreement. Again, I'm not a TIF expert. I don't know how those agreements are put together, if there's language in there that says Land Bank, then maybe revisit that. I ultimately wouldn't have the authority to bring this to you without

conferring with our Economic Development Department. I just thought I'd make the recommendation to move that.

Chairman McKiernan asked who's going to maintain oversight of this property if it's not under Land Bank. **Mr. Slaughter** said it would still be a Unified Government controlled property. If there were any maintenance needs that needed to be met, it would probably go our Parks and Rec for recommendation to have it mowed or picked up. It'd be no different than it currently is treated now. **Chairman McKiernan** said this parcel, then, would just be part of our routine maintenance. **Mr. Slaughter** said absolutely. This is just a transfer in name only.

Chairman McKiernan asked I just had one question about the two properties on Ohio. I have no problem with this, but we've got 817 is the rehab address, and then 19 and 23, the next two adjacent lots to the west. Is there anything complicated with the fact that it is two instead of simply the most adjacent lot. **Mr. Slaughter** said that was just the request of the rehabber. Since this is kind of a new process for us, I just figured I'd present the two and see what kind of comments were made.

Chairman McKiernan said I'm guessing these are 25' fronts on these. **Mr. Slaughter** said they may be a little bit bigger than that. **Chairman McKiernan** said oh, you're right. They are.

I have no problem with it, I just was curious. Effectively, this is a trial run to see what happens in a situation like this. **Mr. Slaughter** said correct. **Chairman McKiernan** said a beta test. **Mr. Slaughter** said as staff we can look at setting certain parameters. Like you said, maybe we just look at one, but the rehabber expression was to have both. **Chairman McKiernan** said it'll be a great yard.

Commissioner Burroughs asked if the developer or the property owner that acquires this, if he wanted to build another home on that property, could that be done. **Mr. Slaughter** said it definitely has the size to, yeah. **Commissioner Burroughs** asked does it change the plat from two to one. **Mr. Slaughter** said it's my understanding if when everything was completed and passed, more than likely our GIS Department probably would combine that all into one property unless the rehabber requested that they stayed separate. We could request that it go to one. We could request that they stay two separate parcels.

I will say we've never really had much demand or any kind of ask about building something there. In fact, I think we just got that house out of the December sale. It's only been in our possession for a short time. However, the two vacant lots have probably been in our possession much longer.

Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve.** Roll call was taken and there were four "Ayes," Walters, Townsend, Burroughs, McKiernan.

Donations to Land Bank

1926 N. 25 St. - Lorene P. Wilson
 6737 Speaker Rd. - James Denham
 2614 N. Allis St. - Jarvis Kupney
 641 Parallel Ave. - Peggy Graham
 104 Greeley Ave. - John S. Savage Revocable Living Trust
 116 Greeley Ave. - John S. Savage Revocable Living Trust
 128 Greeley Ave. - John S. Savage Revocable Living Trust

WYANDOTTE COUNTY LAND BANK DONATIONS TO LAND BANK

- ▶ 1926 N 25th St – Lorene P Wilson
- ▶ 6737 Speaker Rd – James Denham
- ▶ 2614 N Allis St – Jarvis Kupney
- ▶ 641 Parallel Ave – Peggy Graham
- ▶ 104 Greeley Ave – John S Savage Trust
- ▶ 116 Greeley Ave – John S Savage Trust
- ▶ 128 Greeley Ave – John S Savage Trust

Mr. Slaughter said that'll bring us to donations. Again, based on the policy language we passed a couple of months ago, hopefully we'll have some justification in each of the requests based on some of the conditions set forth in the new policy.

DONATIONS TO THE LAND BANK 1926 N 25TH ST – LORENE P WILSON

- ▶ 2017 AV \$27,570
- ▶ Property currently owes 2017 taxes
- ▶ Land Bank has inspected property and recommends that it be demoed
- ▶ Requestor states that she can no longer take care of property



The first one is 1926 N. 25th Street. As you can see, it's in pretty rough shape. The appraised value this year is \$27,570. The property is current on it's taxes. I'm sorry, currently only just owes the 2017 taxes. Chuck Brockman in our department has inspected the property. He has recommended that if we did take possession, that we recommend it for demo. He said it's in pretty rough shape.

The requestor lives across the street. Her main request is she just can no longer take care of the property.

DONATIONS TO THE LAND BANK 6737 SPEAKER RD – JAMES DENHAM

- ▶ 2017 AV \$14,670
- ▶ Property currently owes over \$1,700.00 in back taxes since 2013
- ▶ Requestor states that he can no longer care for the property



This is 6737 Speaker Road. It has an appraised value this year of \$14,670. He currently owes about \$1,700 in back taxes since 2013. This requestor states that he can no longer care for the property.

DONATIONS TO THE LAND BANK 2614 N ALLIS ST – JARVIS KUPNEY

- ▶ 2017 AV \$150.00
- ▶ Property currently owes over \$15,000.00 in back taxes
- ▶ Requestor claims property was



2614 N. Allis Street currently appraised at \$150. The property has over \$15,000 in back taxes. I apologize for this last bullet. I thought I updated and saved it.

The story behind this is the owner lives in Georgia. There was another property involved, or I think it was just this property. Made a person-to-person transaction with someone. Assumed that they were going to file the deed that would then transfer ownership to that person. That never got filed. It's still currently in the requestor's name. That's why the back taxes.

Again, he's an out-of-town owner. He states he never plans to come back to take care of the property. Again, he just wouldn't be able to take care of it.

DONATIONS TO THE LAND BANK 641 PARALLEL AVE – PEGGY GRAHAM

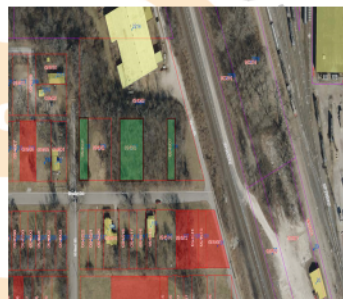
- ▶ 2017 AV \$880.00 (land) – property recently demoed
- ▶ Property currently does not owe any back taxes
- ▶ House next door is 639 Parallel Ave – currently in Rehab Program
- ▶ Will request lot be paired with house when offer is accepted



641 Parallel Avenue, it's appraised at \$880. It is just this lot here. It was recently demoed. Property currently does not owe any back taxes. We do, however, own this property and it is in the Rehab Program, 639 Parallel. Our request would be, if accepted, that when we would get an offer on the house that this lot would be made available to them.

DONATIONS TO THE LAND BANK 104, 116 & 128 GREELEY AVE – JOHN S SAVAGE TRUST

- ▶ 2017 AV \$410.00 (total)
- ▶ Property(s) currently do not owe any back taxes
- ▶ Requestor states that owner is elderly and can not maintain property(s)



These are the ones in green here: 104, 116, 128 Greeley. There's no back taxes. I've actually been contacted by the requestor's power of attorney that just states that this is an elderly gentleman and he just can't take care or maintain the property.

June 4, 2018

**WYANDOTTE COUNTY LAND BANK
DONATIONS TO LAND BANK**

**REQUESTING APPROVAL
OF THE DONATION REQUESTS
& TO FORWARD THEM TO THE
LAND BANK BOARD OF
TRUSTEES FOR FINAL APPROVAL**

Those are the requests to approve and forward to the Board for final approval.

Commissioner Townsend asked with regard to the 1926 N. 25th, that's the one with the house that we saw. Where would this go in terms of the order of demolition? We've got, you know, houses already. **Mr. Slaughter** said Ms. Downing has left. **Commissioner Townsend** said I'm just wondering not only with this...**Mr. Slaughter** said I would assume that it would go to the Dangerous Building list. Now where it would fall as far as priority, I just am unable to answer that. I would imagine it would get pretty quick attention to come down. **Commissioner Townsend** said that was my concern when I saw this, and also the cost. As Mr. Laughlin said, we address that with the budget. I remember the earlier presentation.

Commissioner Townsend asked the property at 2614 N. Allis, so this gentleman tried to sell this. **Mr. Slaughter** said he did sell it, but the other party did not file the deed that would have transferred ownership to the new owner. Since the 1980s it pretty much stayed in Mr. Kupney's possession. That's why we have the massive amount of back taxes, over \$15,000. **Commissioner Townsend** asked does he still own it. Do we need to get a release from someone else to take this in? **Mr. Slaughter** said it's my understanding he's the owner. I have the abstract report here.

Actually, there are a couple of other interests that we would have to try to rectify. I did respond by email to him late last week and I've yet to hear back from him. That could be something that maybe we get more information on and re-present if you like. **Commissioner Townsend** said

I would be more comfortable with that because when you mentioned that there was an attempt to sell this property, it almost sounded like even though the appropriate filings weren't done, someone else may still have a claim to it or right to a claim. **Mr. Slaughter** said the other option, again on anything that would be considered tax sale eligible, would be to put it in the tax sale process. It's going to take a little longer. Our donation process, as long as everything checks out, is quicker, but that could also be an option that we could look at too.

Chairman McKiernan said I just have one comment to make. This all sounds great to me. I have been a proponent in the past of cutting our losses and stopping the bleeding by getting the properties in our hands so that we can hopefully turn them over to productive use. In some of these cases, we've actually paid twice for these properties.

We paid in terms of revenue not collected, taxes not paid. In many cases, we have been out maintaining these properties. Although we might give them an assessment, they're also not paying that. It is frustrating that sometimes we've paid for these properties twice in terms of revenue not realized and money that we have spent to maintain these properties when the owners otherwise don't do it.

I'm glad that only two of the properties in this list have back taxes on them. I'm glad that only one of them has any substantial amount at all.

I do still think at this point in time it might be our better bet just to cut our losses on these properties, get them under our control, and turn them over to a better use.

Commissioner Townsend said I agree with you, Mr. Chairman. I thought about that. When I look at these last three properties and their proximity to each other, with the aggressive Rehab Program that we now have and some other tools that weren't available earlier, that maybe the sooner we can get these in and if there is some other willing buyer that may show up, too, and we can get something more usable with this.

Chairman McKiernan said these six donations, no there's more than six. These donations are awaiting a motion.

Action: **Commissioner Townsend made a motion to accept the donations to the Land Bank, with the exception of Parcel No. 132180 until such time as we can clarify**

June 4, 2018

if there is anybody else that we may need to get some kind of release from, seconded by Commissioner Walters.

Mr. Slaughter said that is 2614 N. Allis. **Chairman McKiernan** said that is correct.

Roll call was taken and there were four “Ayes,” Walters, Townsend, Burroughs, McKiernan.

Land Bank Special Assessment

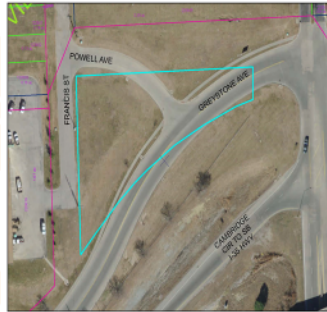
51 E. Cambridge Circle Dr. - Abatement of special assessments for storm sewer repairs for years 2003 – 2012



Mr. Slaughter said next, we have a special assessment abatement request. If you remember last year, we had the example of a property that was out in Piper and there was special assessments on it for sewer improvements.

This is a similar situation that was brought to our attention by the Clerk’s Office.

**SPECIAL ASSESSMENT ABATEMENT –
51 E CAMBRIDGE CIRCLE DR**



This property has assessments from 2003 to 2012. They were for storm sewer repair. Part of the discussion we had back last fall was that the Board of Trustee's did not have the authority to abate those. It had to be the Board of County Commissioners.

Instead of do we bring it at one point in the meeting, come back and bring it again, and vice versa, the Board of Commissioners passed a resolution which should be in your packet, Resolution No. 39-17, that basically gave the Land Bank Board of Trustees the authority to approve those type of abatements.

That's really what we're asking. There's no transfer in or out of the Land Bank for this.

**SPECIAL ASSESSMENT ABATEMENT –
51 E CAMBRIDGE CIRCLE DR**

**REQUESTING APPROVAL
OF THE ABATEMENT
REQUESTS & TO FORWARD
THEM TO THE LAND BANK
BOARD OF TRUSTEES FOR
FINAL APPROVAL**

June 4, 2018

The ask would be to give us the authority, if approved by the Board, to abate the special assessments.

Commissioner Burroughs asked do we know what the total amount of that.... **Mr. Slaughter** said we have, basically on average, \$372.08 per year. I believe we're looking at ten years, what about \$3,700.

Chairman McKiernan said let me make sure that I understand. This is a property the Land Bank has acquired. **Mr. Slaughter** said we acquired it, basically it was UG property that had also delinquent taxes on it. We went through that process a couple of years ago. It was just recently discovered by the Clerk's office that there was still some old assessments on there.

Chairman McKiernan asked you have the capacity in your current Land Bank role to abate the real estate taxes, but not the special assessments. **Mr. Slaughter** said I can do special assessments except, until we passed this resolution, anything that was like a public improvement. That had to be approved by the Board of County Commissioners.

Chairman McKiernan asked this parcel is the one that's outlined in here, roughly. **Mr. Slaughter** said yeah, it's right-of-way. Again, it's not going to be transferred in or out. In a way it's just kind of cleaning the books.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Walters, to approve.** Roll call was taken and there were four "Ayes," Walters, Townsend, Burroughs, McKiernan.

Item No. 3 – 18286...UPDATE: LAND BANK REHAB PROGRAM

Synopsis: Update regarding the Wyandotte County Land Bank Rehab Program, submitted by Chris Slaughter, Land Bank Manager.



Chris Slaughter, Land Bank Manager, said now it's time for our Rehab update.



We are up so we now currently have 52 contractors in our pool. Our housing inventory has dropped a little bit. We have 23 now in the Demo Program. 73 are in the Rehab. Of those 73, 22 have had the rehab process start. Ten are awaiting to close. We still are hovering around that 40-41 number without offers, though we have received a lot of inquiries and we're doing some paperwork on a couple. We expect that number to go down.

We also just were decided on Friday, we'll have five of the fourteen houses that we will get from the April tax sale. We'll start evaluating, getting those boarded, secured, inspected. We still

June 4, 2018

have the six that are in the court process of determining of whether they'll stay with the Land Bank or be transferred back to the owner.

Since the program's inception we have 13 houses that are rehabbed which include seven completed this year. We have had nine houses with the demo completed, including five this year.



I'm going to discuss two of them. This is what we discussed early on the one map. 2912 N. 16th Street, just as we like to do some before and after.



Here's the kitchen.

June 4, 2018

2912 N 16TH ST



Bathroom update.

2912 N 16TH ST



One of the rooms.

June 4, 2018

2912 N 16TH ST

- ▶ Property in Tax Sale 336 - \$3,900.00
- ▶ Rehab time – 6.75 months
- ▶ Appraised Value (Jan 1) \$3,590
- ▶ Property is current residence of rehabber



Just some information. This property was in Tax Sale 336. The bid at the time was about \$3,900. This rehab took about 6, almost 7 months. January 1 it was appraised at a little bit under \$3,600. Don't have a new appraisal on it, but the rehabber has chosen to make this their residence here in Wyandotte County. We're happy with that.

4110 ROSWELL AVE



The next one we'll talk about is 4110 Roswell Avenue.

4110 ROSWELL AVE



Again, the difference in the kitchen.

4110 ROSWELL AVE



Bath.

June 4, 2018

4110 ROSWELL AVE



One of the rooms there.

4110 ROSWELL AVE

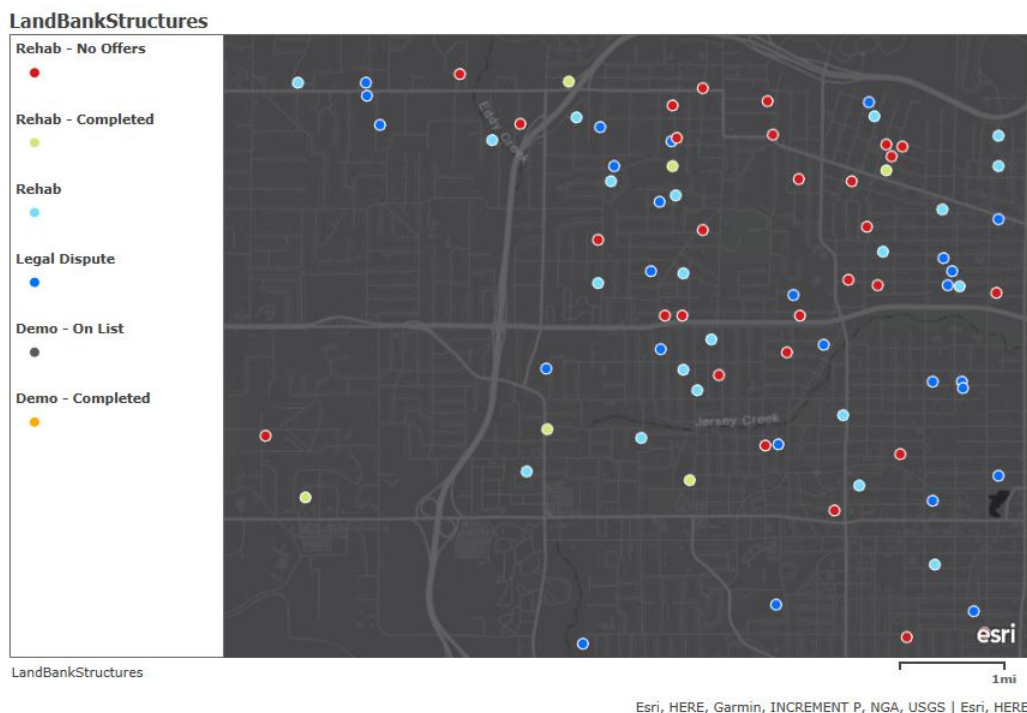
- ▶ Property was in 3 Tax Sales - \$19,600.00
- ▶ Rehab time – 3.5 months
- ▶ Appraised Value (Jan 1) \$13,020
- ▶ Private appraisal \$130,000.00
- ▶ Property rented for \$1,000.00



Some information on that. This was in three tax sales before we finally got it. As you can see, someone was going to have to bid about almost \$20,000 on that. It took three and one-half months. The beginning of the year it was appraised a little bit over \$13,000. They just had a private appraisal for \$130,000. Currently, they're renting the property for about \$1,000 a month.

So, that's that. If you give me a second, I'll show you the map again. Now we'll have a better way to breakdown the different categories. I think we had kind of discussed that last month about showing just the completed ones.

June 4, 2018



Again, there's kind of, let me zoom out a little bit because I know we have a couple down south here. Again, the ones that have been completed. Those are those there. The ones that we currently have on the demo list, kind of spread out. The total ones in the Rehab program. Then the completed demos.

Just like with our vacant lots, the majority of houses we're finding is in this maybe river area to north up to I-635. We have had a couple of there, I'll put them all back on there. If you compare that to our vacant lot list, it's really comparable. That's kind of the area of focus right now from a county perspective, from a SOAR perspective. We'll continue to keep getting our hands dirty and getting these things improved.

To go back to the previous presentation, Commissioner Townsend, you kind of made a comment about saving that first one on the block. I guess from a rehab perspective, so many times we're rehabbing one or two of the only ones on the block.

Take the 16th Street we just talked about. I think on that block we will hopefully have had two rehabbed out of three. We anchored both sides of the block. I believe the other one is tax sale eligible so maybe that'll be one that eventually will come into our possession. Maybe we can keep searching for that right group or developer that wants to build, maybe, a couple of new houses there. Then maybe we've resurrected that whole entire block.

Either way, whether it's through strategic demo or not demo or rehabbing or not rehabbing, we feel we're having that positive outlook in not only that neighborhood, but the surrounding neighborhoods, and eventually the whole county.

Commissioner Townsend said, again, thank you for your report, your hard work, and everyone supporting the rehab effort. I had to ask Mr. Laughlin about that because I remember there were two houses very near where I was on the back lot. Fingers crossed, nothing else happened after those two went. They needed to go. I guess it just kind of depends on what your personal experience has been. **Mr. Slaughter** said sure. **Commissioner Townsend** said now with other tools available, demolition doesn't have to be the first and only remedy. So, that's good.

Chairman McKiernan said thank you so very much. I love this map and all those dots. Certainly, we'd like rehabs, but all those dots represent improvements in their respective neighborhoods. That's what we want to see. Appreciate your work.

Action: Information only.

Chairman McKiernan said for anyone who was here regarding a Land Bank transaction, all of those were approved as submitted, with the exception of that one vacant lot that was owned by someone who I probably guess is not here with us tonight. All of the rest were approved as submitted. There is no further business before this Committee.

Adjourn

Chairman McKiernan adjourned the meeting at 5:53 p.m.

mls

June 4, 2018



Staff Request for Commission Action

Tracking No. 18349

Full Commission Meeting Date: 8/30/18

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 8/20/18

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
08/08/2018	Chris Slaughter	x8977	Chris	Land Bank

Item Description:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee review the proposed packets and forward them to the Land Bank Board of Trustees for final consideration.

Item (1) - Applications (20)

Item (2) - Transfers to Land Bank (1)

Item (3) - Donations To Land Bank (7)

Action Requested:

The Land Bank Manager respectfully requests that the Neighborhood & Community Development Committee approve the above requests and forward them to the Land Bank Board of Trustees for final approval.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Land Bank Applications, Transfer to Land Bank, Donations to Land Bank

WYANDOTTE COUNTY LAND BANK - APPLICATIONS

APPLICANT	APPLICANT ADDRESS	LAND BANK ADDRESS	PROPOSED USE	STANDING COMMITTEE RECOMMENDATION
Miguel Morales	1700 State Ave	1710 State Ave	Yard Extension	
Maria Cervantes	4213 Sanduksy Ave	4218 Orville Ave	Yard Extension	
Jeanne Johnson	2064 Springfield Blvd	2066 Springfield Blvd	Yard Extension	
Rene Ojeda	1115 Waverly Ave	1108 Greenley Ave	Yard Extension	
Jovan Ledbetter	1219 Georgia Ave	1217 Georgia Ave	Yard Extension	
Joseph Sajiv	1050 Barnett ave	1052 Barnett Ave	Yard Extension	
Ioan Porta	1871 N 27th St	1873 N 27th St	Yard Extension	
Jose Ordaz	257 S Bethany Street	259 S Bethany Street	Yard Extension	
Deborah Cunningham	2565 Cissna St	2569 Cissna St	Yard Extension	
Yvonne Porter	1047 Waverly Ave	1045 Waverly Ave	Yard Extension	
Teola Tillman	1332 Rowland Ave	1334 Rowland Ave	Yard Extension	
Christopher Connor	1229 Haskell Ave	1223 Haskell Ave	Yard Extension	
Mario Jimenez	1003 Ann Ave	714 N 10th St	Yard Extension	
Mario Jimenez	1003 Ann Ave	710 N. 10th St	Property Acquisition	
James Jackson	3433 N 33rd St	3443 N 33rd St	Property Acquisition	
Phillip Fracul	1960 Franklin Ave	1959 Garfield Ave	Property Acquisition	
Albert Walker	3701 N 37th St	3706 N 37th St	Property Acquisition	
Paula Howard	612 Quindaro Blvd	610 Quindaro Blvd	Property Acquisition	
Kenia Cruz	1712 Walker Ave	1708 Walker Ave	Property Acquisition	
Jeffrey Bowker	3801 State Ave	4315 Ann Ave	Property Acquisition	
LAND BANK ADVISORY BOARD RECOMMENDATION	The Land Bank Advisory Board recommends forwarding the application(s), to the Land Bank Board of Trustees, for final approval.			

**PAGE LEFT
BLANK
INTENTIONALLY**

RECEIVED

JUN 28 2018

LAND BANK

WCLB/KCK

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the Wyandotte County Land Bank.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Signature

Date 6-15-18

Print Name

MIGUEL MORALES

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1710 State Avenue, KCKs.

Parcel ID Number: 091414

Applicant Information (Please Print)

Name: MIGUEL MORALES

Company/Organization: MIGUEL'S CATERING

Mailing Address: 10 S. 19th St. KCKs 66102

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1700 State Avenue, KCKs

Do you live in the adjacent structure above? Yes ___ No X

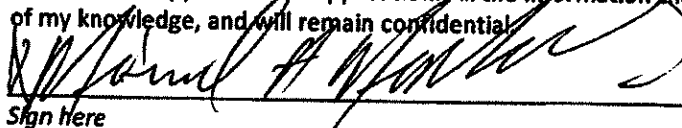
Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

 Date 6/15/18
Sign here

Miguel Morales
Print Name

RECEIVED

JUL 02 2018

**Application to Purchase a Vacant Land Bank Property as Yard Extension AND LAND BANK
WYCO/KCK**

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

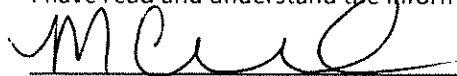
Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.



Sign here

Date 6-21-18

Maria Cervante

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 4218 Orville Ave

Parcel ID Number: 059616

Applicant Information (Please Print)

Name: Maria Cervantes

Company/Organization: _____

Mailing Address: 4213 Sandusky

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 4213 Sandusky

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Maria Cervantes

Sign here

Date 6-21-18

Maria Cervantes

Print Name

RECEIVED

JUL 02 2018

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Jeanne Johnson
Sign here

Date 06-28-2018

Jeanne Johnson
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 2066 Springfield Blvd KCKS 6610
Parcel ID Number: 2066-66101 Springfield Blvd

Applicant Information (Please Print)

Name: Jeanne Johnson

Company/Organization: SELF

Mailing Address: 2066 Springfield Blvd (2063) KCKS 66101

Phone Number(s): 4116

E-mail(s): (206)

Address of the adjacent structure you own: 2064 Springfield Blvd

Do you live in the adjacent structure above? Yes ☐ No ☒

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes ☐ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes ☐ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Jeanne Johnson Date 06-28-2018
Signature

Jeanne Johnson
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension



Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Rene Ojeda Date 7-06-18

Sign here

Rene Ojeda

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1108 Greely ave Kansas city KS

Parcel ID Number: 156820

Applicant Information (Please Print)

Name: Rene Ojeda

Company/Organization: _____

Mailing Address: 1115 Waverly ave Kansas city KS 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1115 Waverly ave Kansas city KS

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Rene Ojeda Date 7-06-18
Sign here

Rene Ojeda
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

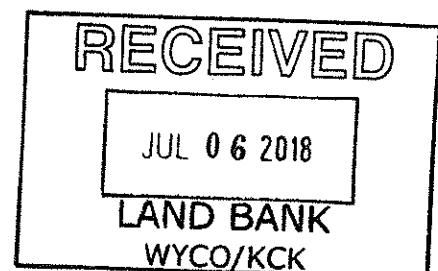
Signature (Required)

I have read and understand the information provided above and contained in this application.

Jovan Ledbetter
Sign here

Date 7-16-18

Jovan Ledbetter
Print Name



Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1217 Georgia Ave.

Parcel ID Number: _____

Applicant Information (Please Print)

Name: Jovan Ledbetter

Company/Organization: _____

Mailing Address: 2809 N. 26th St. KCK 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1219 Georgia Ave

Do you live in the adjacent structure above? Yes ___ No X

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Jovan Ledbetter
Sign here

Date 7-6-18

Jovan Ledbetter
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

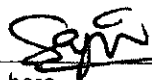
Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

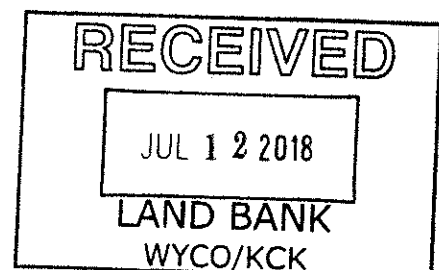
I have read and understand the information provided above and contained in this application.


Sign here

Date 7/12/18

SAJIV JOSEPH

Print Name



Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1052 BARNETT AVE, KANSAS CITY

Parcel ID Number: 080495

KANSAS - 66102

Applicant Information (Please Print)

Name: SAJIV JOSEPH

Company/Organization: JOSEPH PROPERTIES, LLC

Mailing Address: 12870 BOND ST, OVERLAND PARK, KS-66213

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1050 BARNETT AVE, KANSAS CITY

Do you live in the adjacent structure above? Yes ___ No ☒

KANSAS - 66102

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Sign here

SJW

Date

7/12/18

SAJIV JOSEPH

Print Name

RECEIVED

JUL 16 2018

LAND BANK
WYCO/KCK

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Sign here

Print Name

Date 07-15-18

JOAN POTRA

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1873 N. 27th Street

Parcel ID Number: ~~07552~~ 075532

Applicant Information (Please Print)

Name: JOAN POTRA

Company/Organization: _____

Mailing Address: 1871 N 27TH ST

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: _____

Do you live in the adjacent structure above? ☒ Yes ☐ No

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes ☒ No
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes ☒ No

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Joan Potra Date 07.15.18
Sign here

JOAN POTRA
Print Name



Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

José Ordez Mota Date 7/20/2018
Sign here

José Ordez Mota
Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 259 Bethany St

Parcel ID Number: 0609305

Applicant Information (Please Print)

Name: Jose Ordaz

Company/Organization: _____

Mailing Address: 257 S Bethany St Kansas City, KS 66102

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 257 S Bethany St

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

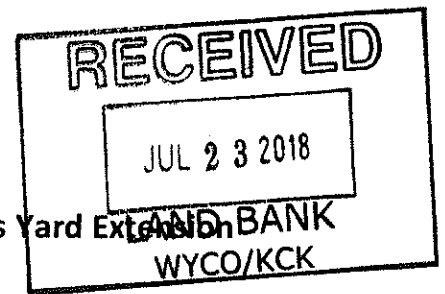
Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Jose Ordaz Date 7/20/2018
Sign here

Jose Ordaz
Print Name



Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Deborah K. Cunningham

Sign here

Date 7/23/2018

Deborah K. Cunningham

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: _____

Parcel ID Number: 158311

Applicant Information (Please Print)

Name: Deborah K. Cunningham

Company/Organization: _____

Mailing Address: 2565 Cusma St

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: _____

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒ ?

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Deborah K. Cunningham Date 7-23-2018
Sign here

Deborah K. Cunningham
Print Name

RECEIVED

JUL 3 1 2018

Application to Purchase a Vacant Land Bank Property as Yard Extension

LAND BANK
WYCO/KCK

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Yvonne R Porter

Sign here

Date 7/25/18

YVONNE R PORTER

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1045 WAVERLY AVE
Parcel ID Number: 156735

Applicant Information (Please Print)

Name: YVONNE R PORTER

Company/Organization: N/A

Mailing Address: 1047 WAVERLY AVE KCKS 66104

Phone Number(s): 781-234-5678

E-mail(s): N/A

Address of the adjacent structure you own: 1047 WAVERLY AVE 66104

Do you live in the adjacent structure above? Yes X No

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Yvonne R Porter
Sign here

Date 7/25/18

YVONNE R PORTER
Print Name

RECEIVED

JUL 31 2018

LAND BANK

WYCO/KCK

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Teri Tillman

Sign here

Date 7-27-2018

Teri Tillman

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1334 Rowland KCK 66104

Parcel ID Number: 157664

Applicant Information (Please Print)

Name: Teri Tillman

Company/Organization: (Resident)

Mailing Address: 1332 Rowland KCK 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1332 Rowland KCK 66104

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

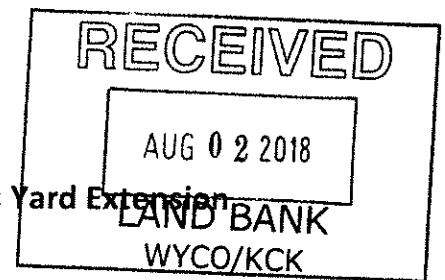
Teri Tillman

Sign here

Date July 27, 2018

Teri Tillman

Print Name



Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale—if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Christopher M. Connor Date 7-25-18

Sign here

Christopher M. Connor

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1223 Haskell Ave.

Parcel ID Number: 157266

Applicant Information (Please Print)

Name: Christopher M. Connor

Company/Organization: N/A

Mailing Address: 1229 Haskell Ave. KCK 66104

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1229 Haskell Ave. KCK 66104

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

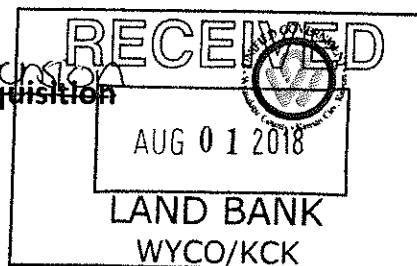
Christopher M. Connor Date 7-25-18
Sign here

Christopher M. Connor
Print Name



Application for Land Bank Property Acquisition

Yard Extension



Use this application if:

You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected, or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Mano Jimenez, C Date 8.1.18

Sign here

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101



Yard Extension
Application for Land Bank Property Acquisition



Print Name

Land Bank Property You Wish to Purchase: 714 n 80 st

Parcel ID Number: 082667

Intended Usage of Property: the people throw trash, tires, and
we take care this land y we want mores yard clean

Applicant Information (Please Print)

Name: Mario Jimenez C.

Company/Organization: owner Housse

Mailing Address: 1003 9th ave KC KS 66102

Phone Number(s): 1-800-000-0000

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes ___ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes ___ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

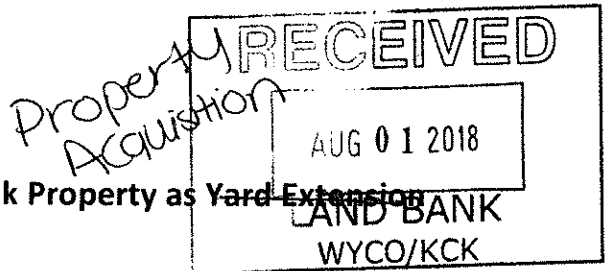
Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge and will remain confidential.

MARIO JIMENEZ C Date 8-1-18
Sign here

Print Name

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101



Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

MARIO JIMENEZ C.

Date 8.1.18

Sign here

Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 710 n 80st

Parcel ID Number: 000082668

Applicant Information (Please Print)

Name: Mario Jimenez C.

Company/Organization: owner the house

Mailing Address: 1603 ann ave KC KS 66102

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1603 ann ave KC KS 66102

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

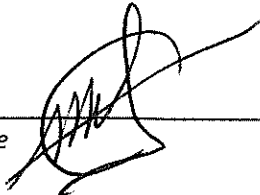
Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

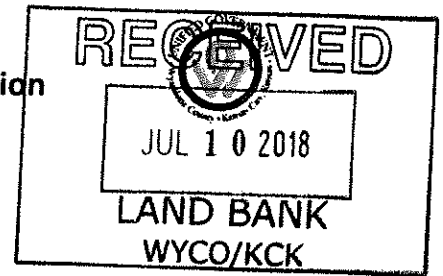
MARIO JIMENEZ C. Date 8-1-18
Sign here

Print Name





Application for Land Bank Property Acquisition



Use this application if:

You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected, or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

James Jackson
Sign here

Date 7-10-18

James Jackson

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101



Application for Land Bank Property Acquisition



Print Name

Land Bank Property You Wish to Purchase: 3443 N 33rd St KCK

Parcel ID Number: 163822

Intended Usage of Property: Keeping Weeds Down
Keeping Weeds + Trash Dumping Down

Applicant Information (Please Print)

Name: James Jackson

Company/Organization: N/A

Mailing Address: 3232 Sewell Kansas City Kan

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes ___ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes ___ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge and will remain confidential.

James Jackson
Sign here

Date 7-10-18

James Jackson
Print Name

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

RECEIVED

JUL 13 2018

LAND BANK
WYCO/KCK

Application for Land Bank Property Acquisition

Use this application if:

- You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

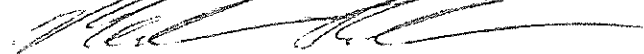
Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.



Date 7/12/18

Sign here

Philip Frael

Print Name

Application for Land Bank Property Acquisition

Land Bank Property You Wish to Purchase: 1959 Garfield avenue

Parcel ID Number: 068838

Intended Usage of Property: Parking, Small Garden, Kids Play area

Applicant Information (Please Print)

Name: Philip Fracul

Company/Organization: _____

Mailing Address: 1960 Franklin avenue

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.



Date 7/12/18

Sign here

Philip Fracul
Print Name



Application for Land Bank Property Acquisition



Use this application if:

You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected, or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

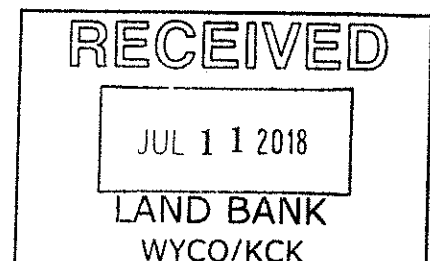
Albert H. Walker

Date 7-11-18

Sign here

Wilma J. Walker Wife

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101





Application for Land Bank Property Acquisition



Print Name Albert H. Walker

Land Bank Property You Wish to Purchase: 3706 N 37th

Parcel ID Number: 167619

Intended Usage of Property: more room for horses

Applicant Information (Please Print)

Name: Albert H. Walker

Company/Organization: _____

Mailing Address: 5758 Georgia Ave K.C. Mo. 66104

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes ___ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes ___ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge and will remain confidential.

Albert H. Walker

Sign here

Date 7-11-18

Albert H. Walker

Print Name

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

RECEIVED

JUL 17 2018

LAND BANK
WYCO/KCK

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Sign here

Date

Print Name

RECEIVED

JUL 17 2018

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase:

610 Quindaro Blvd

Parcel ID Number: _____

Applicant Information (Please Print)

Name:

Howard Paula Jr.

Company/Organization: _____

Mailing Address:

612 Quindaro Blvd.

Phone Number(s):

781-221-0011

E-mail(s): _____

Address of the adjacent structure you own:

612 Quindaro Blvd.

Do you live in the adjacent structure above?

Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

Howard Paula Jr.

Sign here

Date 7-17-18

Howard Paula Jr.

Print Name

RECEIVED

JUL 16 2018

LAND BANK

WYCO/KCK

Application to Purchase a Vacant Land Bank Property as Yard Extension

Use this application if the following is correct:

- You are the Owner of Record of an adjacent occupied structure that shares a property line with an undeveloped Land Bank lot and wish to acquire the lot to expand your property.

Separate applications are available to purchase property for new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for the Yard Extension program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the "Hold" listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners.
- Splitting a Land Bank lot for two adjacent owners – In a case where two property owners of record apply for a lot, the WCLB may split the parcel between the two owners.
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the restrictions placed on the property.
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier's checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold "as-is". The buyer agrees to accept the property in its "as is" condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys' fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

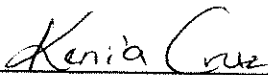
Signature (Required)

I have read and understand the information provided above and contained in this application.



Sign here

Date 6-27-18



Print Name

Application to Purchase a Vacant Land Bank Property as Yard Extension

Land Bank Property You Wish to Purchase: 1708 walker ave Kansas city, KS, 66104

Parcel ID Number: 098782

Applicant Information (Please Print)

Name: Kenia Cruz

Company/Organization: _____

Mailing Address: _____

Phone Number(s): _____

E-mail(s): _____

Address of the adjacent structure you own: 1712 walker ave, Kansas city, KS 66104

Do you live in the adjacent structure above? Yes ☒ No ☐

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes _____ No ☒

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge, and will remain confidential.

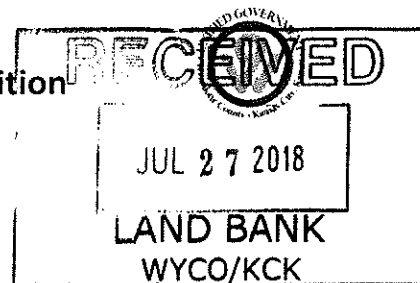
Kenia Cruz
Sign here

Date 6-27-18

Kenia Cruz
Print Name



Application for Land Bank Property Acquisition



Use this application if:

You are purchasing an undeveloped Land Bank property that is not adjacent to any property that you own.

Separate applications are available to purchase property for yard extension, new construction or the rehab of an existing residential or commercial structure. WCLB property that is determined to be developable may not qualify for this program.

Program Requirements and Policies:

- All properties for sale are listed on the WCLB website. Not all land bank properties are available for sale— if a property is on the “Hold” listing, it may not currently be for sale.
- An application is required for all purchases of property. Applications are not considered until all required information is provided. If an application is incomplete, it may be rejected, or other completed applications will be given priority.
- Applications will automatically be rejected if the applicant is currently tax delinquent or has any outstanding code violations on any property owned in Wyandotte County.
- WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In cases of multiple applications, the WCLB will give precedence to applications from adjacent, occupied homeowners
- All transfers include deed restrictions and/or a reversionary clause allowing the WCLB to regain ownership and possession of the property if the buyer fails to meet the following restrictions placed on the property.
 - Property owner must not obtain any code violations
 - Property owner must pay property taxes within the allotted time frame
 - Property owner must not sell the property for a period of 36 months
- The Wyandotte County Land Bank Board of Trustees (LBBOT) must approve all application(s) in order for the WCLB to transfer property.
- Closings are held at the WCLB offices. The WCLB will only accept cashier’s checks or money orders made payable to the **Wyandotte County Land Bank**.
- All property is sold “as-is”. The buyer agrees to accept the property in its “as is” condition, without any warranties or representations by the WCLB. The buyer agrees to hold harmless and release the WCLB and the Unified Government of Wyandotte/KCK (UG) for all conditions known or unknown to the property.
- The WCLB will discuss the asking price for each property upon the receipt of a completed application.
- The buyer agrees to indemnify, protect, hold harmless, defend, and release the WCLB and UG from any claims, losses, damages, costs, or expenses including, without limitation, all reasonable attorneys’ fees asserted against, incurred, or suffered by the WCLB resulting from any contract breaches, personal injuries, or property damages occurring in, on, about, or related to the property resulting from any causes, except resulting from the acts or omissions of the WCLB or the WCLB agents, employees, or contractors. Nothing in this article restricts the WCLB rights and remedies available at law or in equity.

Signature (Required)

I have read and understand the information provided above and contained in this application.

Jessie Banker MSB Properties Date *7/27/18*
Sign here

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101



Application for Land Bank Property Acquisition



Print Name

Land Bank Property You Wish to Purchase: 4315 Ann Ave

Parcel ID Number: 914502

Intended Usage of Property: Cemetery Shop & possible
Rest Cemetery

Applicant Information (Please Print)

Name: Jeff Bowker

Company/Organization: Highland Park Cemetery, MSB Properties

Mailing Address: 3801 State Ave, KANSAS City, KS 66102

Phone Number(s): _____

E-mail(s): _____

Please Respond to the Following Questions:

1. Are you currently delinquent on property taxes for any property owned in Wyandotte County?
Please explain a "yes" answer on a separate attachment.
Yes ___ No X
2. Do you currently have a notice from the Code Enforcement Department indicating that you are in violation of City Code? Please explain a "yes" answer on a separate attachment.
Yes ___ No X

Note: As a part of the review of this application, WCLB staff will review records from other UG Offices, such as Code Enforcement, Treasury and other available records. Failure to honestly answer these questions may result in the rejection of the application.

Signature (Required)

I hereby authorize the Wyandotte County Land Bank to obtain information necessary to verify the information supplied in this application. All the information that I have provided is accurate to the best of my knowledge and will remain confidential.

Jeff Bowker
Sign here

Date 7/23/18

JEFF Bowker
Print Name

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101

TRANSFERS TO LAND BANK

Owner	Property Address	Parcel	Comments	Standing Committee Recommendation
Argentine Neighborhood Development Association (ANDA)	3815 Strong Ave	171504	This property has a large drainage ditch which covers about half of the property so it is not suitable for development. Work was to be done to the property, by the city, which would allow development of the property. ANDA would like to transfer this property to the Land Bank until this work can be completed.	

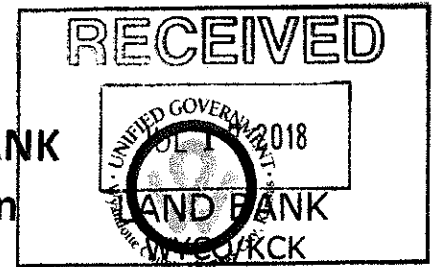
**PAGE LEFT
BLANK
INTENTIONALLY**

DONATIONS TO LAND BANK

Donor	Parcel #	Requested Donation Address	Property Type	Comments	STANDING COMMITTEE RECOMMENDATION
Henderson-Davis Holdings, LLC	101999	3100 Haskell Ave	Vacant Lot	The applicant has indicated that he is unable to keep up property to UG standards; applicants states he lives in Oregon.	
Jura Williams	081127	912 New Jersey Ave	Vacant Lot	The applicant has indicated that she is unable to keep up property to UG standards or pay for upkeep.	
Mary Ellen Fielden	930817	710 N 78th St	Vacant Lot	The applicant has indicated that she had hopes of development in area and selling it; doesn't believe in that a developer purchasing it will happen.	
Peggy Graham	064725	3608 Garfield Ave	Vacant Lot	The applicant has medical issues and has indicated that she is unable to keep up property to UG standards.	
Rachel Rozell	080269	1018 Washington Blvd	Vacant Lot	The applicant has indicated that she thought property was going to Tax Sale/Land Bank in past, states she no longer wants property.	
Rachel Rozell	098034	1028 Richmond Ave	Vacant Lot	The applicant has indicated that she thought property was going to Tax Sale/Land Bank in past, states she no longer wants property.	
Joseph Reyes	059102	2500 Park Dr	Vacant Lot	This property is in the NRSA area.	



WYANDOTTE COUNTY LAND BANK Property Donation Application



Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met.

NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: Henderson-Davis Holdings, LLC
Mailing address: 1126 NW 92nd Avenue
City: Portland State: Oregon Zip: 97229
Daytime Phone #: _____ Alternate Phone #: _____
Email address: _____

DONATED PROPERTY INFORMATION

Property address: 3100 Haskell Avenue, Kansas City, KS 66104 Parcel ID#: 105-019-31-0-40-12-035.00-0

Structure or vacant lot: Vacant lot

Why are you requesting to donate your property? The lot was purchased 2014 with the intention of building a new house where the prior one had burned down. It doesn't seem likely that we are going to be able to follow through with those plans. Unfortunately. The land could be better utilized by someone local.

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: _____

Date: 7-17-2018

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101



WYANDOTTE COUNTY LAND BANK

Property Donation Application



Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met.

NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: Jura D. Williams
Mailing address: 2732 N. 21st ST
City: KANSAS CITY, State: KS Zip: 66104
Daytime Phone #: 913-621-4474 Alternate Phone #: 816-255-6698
Email address: _____

DONATED PROPERTY INFORMATION

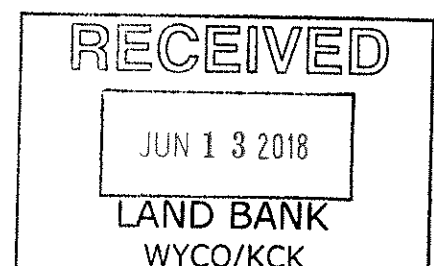
Property address: 912 New Jersey Ave KCKS 66101 Parcel ID#: 081127
Structure or vacant lot: VACANT LOT

Why are you requesting to donate your property? MY husband James Williams passed away and I am unable to maintain the property. I do NOT have the finances to keep up.

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Jura D. Williams Date: 6/11/18

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101





WYANDOTTE COUNTY LAND BANK

Property Donation Application



Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met.

NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: Mary Ellen Fielden (Garvey maiden name)
Mailing address: 4957 Norwood St.
City: Westwood State: KS Zip: 66205
Daytime Phone #: 913.299.4065 Alternate Phone #: 913.449.9435
Email address: lfielden@kc.rr.com

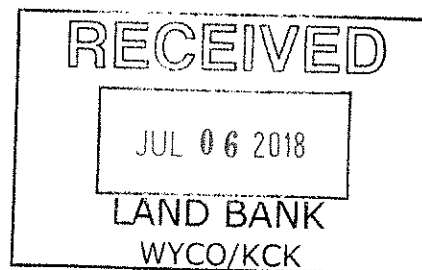
DONATED PROPERTY INFORMATION

Property address: 710 N. 78th Parcel ID#: 930817
Structure or vacant lot: Vacant Lot

Why are you requesting to donate your property? I own the property located at 710 N. 78th St. The lot is vacant. Many years ago the city/county announced 78th St would be widened, and the size of the lot would be reduced. I kept the lot hoping New housing would be developed or retail business would buy it. Twenty-plus years have passed. I am requesting approval to donate the land to the Land Bank.
The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Mary Ellen (Garvey) Fielden Date: 7/4/18

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101





WYANDOTTE COUNTY LAND BANK

Property Donation Application



#15

Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met.

NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION
Owners Name: Peggy L. Graham
Mailing address: 1322 N 79th Terr.
City: Kansas City State: KS Zip: 66112
Daytime Phone #: 913-638-3420 Alternate Phone #: 913-299-1410
Email address: pegleg1948@yahoo.com

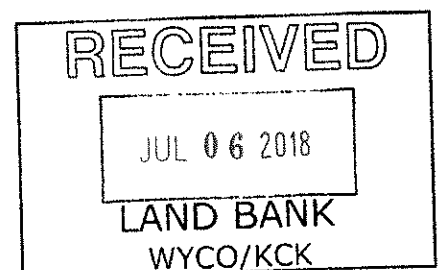
DONATED PROPERTY INFORMATION
Property address: 3608 Garfield Parcel ID#: 064725
Structure or vacant lot: vacant lot
Why are you requesting to donate your property? I have medical issues
on dialysis NOT able to take care of
property anymore

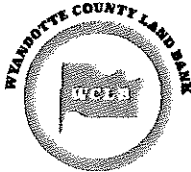
The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: Peggy L. Graham

Date: 6/27/18

Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101





WYANDOTTE COUNTY LAND BANK

Property Donation Application



Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met.

NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: RACHEL ROZELL
 Mailing address: 2211 FRANKLIN ST
 City: KANSAS CITY State: KANSAS Zip: 66104
 Daytime Phone #: _____ Alternate Phone #: _____
 Email address: _____

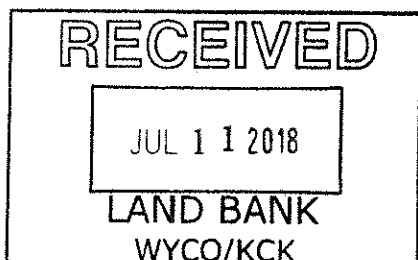
DONATED PROPERTY INFORMATION

Property address: 1018 WASHINGTON BLVD Parcel ID#: 080269
 Structure or vacant lot: VACANT LOT

Why are you requesting to donate your property? CANNOT AFFORD THE TAXES
I thought it went into the landbank. 10-YEARS AGO. NEVER HEARD
ANYTHING ELSE REGARDING THE TAXES AFTER WRITTING A LETTER TO HAVE
THESE 2- AND 3 MORE PROPERTIES PUT INTO THE LANDBANK.

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: RACHEL ROZELL Date: 7-11-18



Please return to:
 Wyandotte County Land Bank
 701 N 7th St, Suite 421
 Kansas City, KS 66101



WYANDOTTE COUNTY LAND BANK

Property Donation Application



Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met.

NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: RACHEL ROZELL
Mailing address: 2211 FRANKLIN ST
City: KANSAS CITY State: KS Zip: 66104
Daytime Phone #: Alternate Phone #: 911 - 800 211 211
Email address:

DONATED PROPERTY INFORMATION

Property address: 1028 RICHMOND AVE Parcel ID#: 098034

Structure or vacant lot: VACANT LOT

Why are you requesting to donate your property? CANNOT AFFORD THE TAXES
I thought it went into the landbank 10 years ago. Never heard
anything else about the property regarding taxes after writing a
letter on this property and 3 others to be put into the landbank.

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: RACHEL ROZELL Date: 7-11-18



Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101



WYANDOTTE COUNTY LAND BANK

Property Donation Application



Please use the following application to notify the Wyandotte County Land Bank (WCLB) of your interest in donating any property that you currently own in Wyandotte County. This form may **only** be completed by the owner of the property or by a person with authorization to act on behalf of the owner by virtue of a power of attorney. Please fill out one form per property address. The WCLB will **NOT** accept your property as a donation unless certain conditions are met.

NOTE: The WCLB will research this property to determine if it meets the donation criteria. The WCLB Board of Trustees must approve the donation. The WCLB will keep you informed of its progress and final decision.

If the WCLB accepts your donation offer, you will be contacted to begin the donation procedure. This form is a statement of interest only and does not commit the WCLB to accept your property as a donation or for value.

****Application will not be processed if not completed in its entirety****

CONTACT INFORMATION

Owners Name: JOSEPH R REYES
Mailing address: 401 E. SPRING AVE
City: BONNER SPRINGS State: KS Zip: 66012
Daytime Phone #: 913-575-4059 Alternate Phone #: 913-573-8719
Email address: JREYES@KCKPO.ORG

DONATED PROPERTY INFORMATION

Property address: 2500 PARK DR Parcel ID#: 059102

Structure or vacant lot: VACANT LOT

Why are you requesting to donate your property? I DO NOT LIVE IN THE AREA ANYMORE. 2500 PARK DR IS A VACANT LOT WITH A DRIVEWAY. THE WCLB (PAUL SORLOCK) EXPRESSED INTEREST IN IT, BUT HE MAY WANT TO WORK WITH THE LAND BANK. TAXES ARE UP TO DATE.

The information provided in this application is true to the best of my knowledge. I understand that this application does not commit the WCLB to accepting my property.

Signature of Applicant: [Signature] Date: 6-6-18



Please return to:
Wyandotte County Land Bank
701 N 7th St, Suite 421
Kansas City, KS 66101



Staff Request for Commission Action

Tracking No. 18350

Full Commission Meeting Date: NA

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 8/20/18
--

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
08/08/2018	Chris Slaughter	x8977	Chris	Land Bank

Item Description:

The Land Bank Manager respectfully will present information regarding the Wyandotte County Land Bank Rehab Program.

Action Requested:

This item is for information only.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List: